

MINUTES COMMITTEE MEETING
REYNOLDSBURG PUBLIC SERVICE AND TRANSPORTATION COMMITTEE
February 11, 2019

Ward 2 Councilmember Brett Luzader called the meeting to order at 8:10 PM

Call to Order - Roll Call

PRESENT: Luzader, Baker, Bryant, Skinner, Joseph

ABSENT:

Approval of Agenda

Approval of Minutes

a. Public Service and Transportation Committee – Committee Meeting – January 28, 2019

RESULT:	ACCEPTED
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NEW LEGISLATION/DISCUSSION ITEMS

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH EMH&T FOR THE ENGINEERING, PLANS, AND PREPARE BID DOCUMENTS FOR THE 2019 WATER MAIN REPLACEMENT PROJECTS, APPROPRIATING FUNDS THEREFORE, AND DECLARING AN EMERGENCY. (FIRST READING 2/11/2019, REQUESTS ADOPTION UPON SECOND READ). --- Luzader. Public Service and Transportation Committee.

Mr. Sampson: The purpose of this legislation is to enter into contract with EMH&T to provide engineering, plans and bid documents for the 2019 water main replacement projects, the scope of work includes replacement of approximately 1,600 linear feet of water main on Rosehill Road and the replacement of approximately 300 linear feet of water main on Rocky Den Court. The Engineers estimate for this project is \$660,000 and the goal is for it to go out to bid in the spring time. The purpose of the emergency is to get the bids together so that we can get it out for bid in the spring time when the weather is more cooperative.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/11/2019 7:35 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH EMH&T FOR THE ENGINEERING AND MANAGEMENT OF SEWER LINE CCTV AND MANHOLE INSPECTIONS. --- Luzader. Public Service and Transportation Committee.

Mr. Sampson: The purpose of this legislation is to enter into contract with EMH&T to provide engineering services and management of the CCTV of the trunk sewers that run along Blacklick Creek and French Run. The cost is \$88,552.00.

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MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN INTERGOVERNMENTAL WORKING AGREEMENT WITH FRANKLIN SOIL AND WATER CONSERVATION DISTRICT FOR 2019 AND DECLARING AN EMERGENCY. --- Luzader. Public Service and Transportation Committee.

Mr. Sampson: This legislation covers our annual intergovernmental working agreement with Franklin Soil and Water District. The scope includes the watershed coordination assistance, public outreach and education. We've done it as long as I've been on board. They are an exceptional resource particularly on our stream bank erosion issues in the city and working with us on grants. Great public outreach and working with students in eSTEM.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/11/2019 7:35 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

ORDINANCE APPROPRIATING FUNDS FROM UNAPPROPRIATED GENERAL FUND TO AN ACCOUNT IN THE SERVICE DEPARTMENT; AND DECLARING AN EMERGENCY. --- Luzader. Public Service and Transportation Committee.

Mr. Sampson: I'm speaking on behalf of Joe Taggart. This is to move \$3,000 from 595 to 448 other equipment to purchase a Panther Auto Scrubber and please don't ask me what a panther auto scrubber is but if you need I can get that information and forward it to Council members.

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SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

LEGISLATION FOR EMERGENCY ADOPTION

18-19

ORDINANCE TO AUTHORIZE THE MAYOR TO PURCHASE ONE INTERNATIONAL TRUCK AND RELATED EQUIPMENT FOR THE STREET DEPARTMENT AND REMOVE ONE (1) TRUCK AND RELATED EQUIPMENT FROM THE ASSET LIST AND DECLARING AN EMERGENCY. --- Luzader. Public Service and Transportation Committee.

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19-19

ORDINANCE TO AUTHORIZE THE MAYOR TO PURCHASE ONE FORD F250 4X4 TRUCK AND ACCESSORIES FOR THE STORMWATER DEPARTMENT AND DECLARING AN EMERGENCY. --- Luzader. Public Service and Transportation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/11/2019 7:35 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

LEGISLATION FOR SECOND READING

ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST. --- Luzader. Public Service and Transportation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/11/2019 7:35 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

RESOLUTION AUTHORIZING PARTICIPATION IN ODOT SALT CONTRACT FOR 2019/2020 --- Luzader. Public Service and Transportation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/11/2019 7:35 PM
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SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

ORDINANCE TO AUTHORIZE THE MAYOR TO PURCHASE TWO 2019 F-250 FORD TRUCKS AND RELATED EQUIPMENT FOR THE WATER AND WASTEWATER DEPARTMENT AND TRANSFER ONE (1) TRANSIT VAN TO PARKS AND RECREATION DEPARTMENT AND REMOVE RELATED EQUIPMENT FROM THE WATER AND WASTEWATER DEPARTMENT ASSET LIST. --- Luzader. Public Service and Transportation Committee.

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LEGISLATION FOR THIRD READING

ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED: CHANGING THE ZONING DISTRICT OF A +/- 9.08 ACRE PARCEL ON THE EAST SIDE OF WAGGONER ROAD KNOWN AS 1220-1222 WAGGONER RD., REYNOLDSBURG, OH, FROM AR2C, R-1, AND UNZONED DISTRICT TO PND DISTRICT; APPLICANT: METRO DEVELOPMENT LLC. --- Luzader. Public Service and Transportation Committee.

Joe Thomas, Metro Development: Mr Thomas brought along Mr. Andrews from EMH&T to speak on behalf of the traffic study and John Melchi from BIA of Central Ohio to discuss the outlook of the housing industry in Central Ohio. He outlined the facts of why Metro would like to develop this property. He states that the density at 13 units is one of the lowest for the area with average being 16 units per acre. He states that the Master Plan calls for medium density in this area and that the property isn't desirable for single family homes. He notes that traffic isn't ideal but the majority of traffic is generated during pick up and drop off hours of the schools. He states that 4.3 million dollars in TIF revenues would be an appealing aspect to this community because these dollars will be utilized for the immediate area. He reminded Council that there will be turn lanes to the south and sidewalks added. He pointed out the lack of affordable housing as reported by the BIA and MORPC. He stated that no building project has ever been built without opposition. But feels that the project will be good for the City.

Ryan Andrews, EMH&T: Mr. Andrews addressed the traffic study performed by Smart Services. He stated he isn't advocating for or against the development but stated that they followed protocol and everything checked out on their study. He shared that the study called for a southbound turn lane and that EMH&T agrees with this assessment.

John Melchi: Executive Director of Building Industry Association of Central Ohio: He stated that central Ohio has experienced rapid growth. He said wages have also grown in Central Ohio. Issues are that we have not built housing to keep up with this growth. 457,000 units by 2050 is what is forecast to be needed including multi family housing. Multifamily housing is needed for single family and move up housing. Senior rentals are also a hot commodity. Since 1991 there have been 263,000 jobs and 263,000 housing permits showing a correlation between jobs and housing. He said that Fairfield and Licking county may have more of a drastic need for housing. He concluded that the BIA is supportive of this project and asked if there were any further questions.

Michael Powers, 7700 Jordan Crossing: Mr Powers wished to correct questionable statistics. He stated that the traffic on Waggoner Road was dangerous and that the project lacks infrastructure. He

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presented a petition with 566 signatures in opposition to the project. He concluded with roads before roofs and safety before structure.

Jeff Porter, 7825 Quarry Cliff Court: He stated that he was for multi family and was all for development. But he was not for shady back room last minute meetings. He pointed out that Taylor Road was wider with curbs. He stated that Mr. M's stat's were wrong. He said there was a shortage of 14,000 of houses in Columbus. He said there was talk about affordable housing but use the density requirements. He said on 9/16 is when the PND changes passed and the application for metro was received on 9/20. He said that the application shouldn't have been accepted.

Mike O'Sullivan, 7802 Quarry Cliff Court: He stated he listed the reasons why as a homeowner he was opposed to the apartments on Waggoner Road. He thanked his fellow residents for coming forward. He stated that he thought that the Development Director and Council members really cared about homeowners, but feels that they support the Developers. He wanted to thank those members on council that do support the homeowners and that he will support those members.

Shannon Mills Aster Court SW Etna 43062, daughter in law of current property owners. She stated that the current use no longer fits the area but the new project would fit well. She stated that it fits the comprehensive plan and land use. She said the project accommodates handicapped accessible residents and generates over 4 million dollars in TIF revenue that can be spent on area infrastructure.

Heater Wilson, 32 Christy Lee Drive Pataskala 43062: She stated that part of her childhood home was sold to Coronado Woods, and other parts of the property were surrounded by manufactured homes, a church, the VFW and homes. She stated that progress is inevitable and that housing is needed. The farm no longer conforms to the land use of the area but that the Bentley House project conforms and meets the requirements of the Comprehensive Plan. She also stated that the TIF money that would be generated would only occur if the project was built, no project, no money. She concluded that her family supported change and wishes for the development to occur. On behalf of Sharron Mills.

Sarah Reed, 7823 Jordan Crossing: Ms. Reed stated that she is not against apartments and development, but what they are for is the right development at the right place at the right time. She said that the CMP cited that we don't have an identity, big box entities, vacant space downtown, no jobs for youth. She continued with other points in the CMP, nor does it align with the leading statement in the Zoning Code. She said that the city has a higher percentage of renters and that more non owner occupancy is not a high need or want. She feels that there has not been adequate review and that Reynoldsburgs best place would be along Main Street and Brice Road.

Wally Wilson, 7354 Fox Run Street Pickerington 43147: Mr. Wilson grew up on the property on Waggoner Road and states that with a trailer park on one side, apartments on another, church and VFW on others that this project does conform with the area. He feels that this project will not cause the traffic that people anticipate.

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Charlie Wilson 12224 Woodfield Circle East Pickerington 43147: Mr. Wilson pointed out that people want affordable housing in Reynoldsburg, because of the proximity to Columbus, Amazon, and the Limited. He states that yes, the traffic does get busy, but only at certain times. He states that the Bentley house will generate TIF money, which will help pay for infrastructure and generate income tax revenue. Without Bentley house there would be no sidewalks nor TIF dollars. He said this project will be adding a walking path and greenspace/pond. It will help create a safer walk to old Reynoldsburg. He stated that 150 apartments would generate just as many cars as 150 apartment homes.

Amy DeNoncouv 7600 S. Oakbrook Drive: Amy stated that Metro's proposed fixes are not enough to address the issues that residents address. She stated that the random existing farm land was something that neighbors like to see. She said that even if we could fix Waggoner road there are other jurisdictions that have to participate which makes it a challenge.

Steve Cook: Says this project does not meet the eye test, and the smell test. He urges Council to vote against the project

Mr. Luzader read the definition of the purpose of the Planned Neighborhood Development (from the Zoning Code). He stated whether it gets passed or not, he was in discussions to get funding for Waggoner Road. He then asked for comments from the Committee or Council.

Mr. Cotner stated that everyone who was in favor of this, doesn't have a Reynoldsburg address. He said they are not neighbors. He said that if there is funding available, then great. He said Waggoner road should be a priority and not rely on the hope that a grant comes through. He agrees that property doesn't fit what it used to be but Waggoner Road isn't a farm/country road and that we need to consider that.

Mr. Clemens stated that Council needs to make the decision and that "we can just drag this on". He said he agreed that there needs to be housing but let them go to Pataksala. If it's so important to build apartments then build them but go out to 310 where they're building big homes. He said there's plenty of places for people to buy and live so he's not sure that now is the time to add additional problems. He said he's not against them but needs to look at improving the roads. What can we do for the whole community and move forward.

Ms. Bryant: Thanked the audience for coming and that she agrees that the residents are in opposition and the people for the project aren't residents. She she is troubled because Waggoner Road has been a problem longer than this project has been pending. She said that years back there were children walking on this road to school when bussing to the schools were an issue. She said grant proposals shouldn't be a plan B for Waggoner Road and as Broad Street becomes more of a problem, so Waggoner road becomes more of a problem. She asked Mr. Cicak if the TIF figures were accurate.

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Mr. Cicak stated they were but that it is 7 million to repair Waggoner road. That we just bonded a community center. He stated that the TIF money was good but it wasn't going to be enough to fix Waggoner road.

Ms. Bryant continued that she was not trying to send a message that we're closed for business but that she didn't want to send the message that we were concerned about safety.

Mr. Baker stated that it was a good product, however this cannot overrule safety. He stated that he was in favor of the Taylor Road project over this project and does believe that there needs to be affordable housing but he just can't put this project over safety. He concluded that sidewalks need to be addressed on Waggoner Road.

Mr. Clemens stated that sidewalks, the property owner is responsible for putting in a replacing them. He says we could force sidewalks on the homeowners on Waggoner road.

Mr. Luzader moved recommendation for denial

RESULT:	REFERRED TO COUNCIL [3 TO 1]	Next: 2/11/2019 7:35 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
AYES:	Luzader, Baker, Bryant	
NAYS:	Skinner	